



City of Loma Linda Official Report

Robert Ziprick, Chairman
Stan Brauer, Vice Chairman
Robert Christman, Board Member
Floyd Petersen, Board Member
Karen Hansberger, Board Member

CRA AGENDA: December 14, 2004
TO: Agency Board Members
VIA: Dennis R. Halloway, Executive Director
FROM: Community Advisors, Inc.
SUBJECT: Proposed Redevelopment Plan Amendment to add eminent domain for residential areas within the Project Area

RECOMMENDATION

It is recommended that the Agency Board adopt CRA Bill #R-2004-21 approving its Report to the City Council on the proposed Amendment to the Redevelopment Plan and transmitting the Report and Amendment to the City Council.

It is also recommended that the Agency Board adopt CRA Bill #R-2004-22, calling a joint public hearing on the proposed Amendment for Tuesday, January 11, 2005.

BACKGROUND

The Redevelopment Agency is considering adoption of a proposed Amendment to the Redevelopment Plan that will add authority for the use of eminent domain for residentially used properties. The Agency is required to implement affordable housing requirements contained in the Community Redevelopment Law. In developing programs and projects to accomplish State requirements, the expanded authority of eminent domain may be needed as a last resort in limited cases.

ANALYSIS

In the process of redevelopment plan amendments, the Health and Safety Code requires that every redevelopment plan submitted by a redevelopment agency to the City Council be accompanied by a report on the proposed redevelopment plan. The Report is contained in the Hearing Binder and is attached.

The Report and proposed Amendment will be transmitted to the City Council along with the Hearing Binder.

ENVIRONMENTAL

CEQA Exemption.

FINANCIAL IMPACT

Usual costs of implementing the Redevelopment Plan and Housing Programs.

Attachments CRA Bill #R-2004-21
CRA Bill #R-2004-22

CRA AGENDA ITEM 5 a & b

RESOLUTION NO.

A RESOLUTION OF THE LOMA LINDA REDEVELOPMENT
AGENCY APPROVING ITS REPORT TO THE CITY COUNCIL ON
THE PROPOSED AMENDMENT TO THE REDEVELOPMENT
PLAN FOR THE LOMA LINDA REDEVELOPMENT PROJECT AND
TRANSMITTING THE REPORT AND AMENDMENT TO THE
CITY COUNCIL OF THE CITY OF LOMA LINDA

WHEREAS, by Ordinance No. 591, the City Council of the City of Loma Linda (the "City Council") did duly pass and approve the Redevelopment Plan (the "Plan") for the Loma Linda Redevelopment Project (the "Redevelopment Project"); and

WHEREAS, the Loma Linda Redevelopment Agency (the "Agency") is considering the adoption of a proposed amendment (the "Amendment") to the Redevelopment Plan and has prepared a proposed Amendment therefore; and

WHEREAS, pursuant to Sections 33467.1 and 33352 of the California Community Redevelopment Law, California Health and Safety Code Section 33000, *et seq.*, to the extent warranted by a proposed amendment to a redevelopment plan, every redevelopment plan submitted by a redevelopment agency to the legislative body shall be accompanied by a report on the proposed redevelopment plan which shall be made available to the public prior to the Joint Public Hearing on the proposed amendment.

NOW, THEREFORE, BE IT RESOLVED by the Loma Linda Redevelopment Agency as follows:

Section 1. The Agency hereby approves and adopts the Report to the City Council (the "Report") on the Amendment to the Redevelopment Plan for the Loma Linda Redevelopment Project, in substantially the form of Exhibit "A", attached hereto and made a part hereof by this reference.

Section 2. The Agency's Executive Director is hereby authorized and directed to transmit the Report, the Amendment, a copy of which is attached hereto as Exhibit "B" and incorporated herein by this reference, and any other documentation required for the Joint Public Hearing on the Amendment, to the City Council.

PASSED, APPROVED AND ADOPTED this 14th day of December 2004 by the following vote:

Ayes:
Noes:
Absent:
Abstain:

Robert Ziprick, Chairman

ATTEST:

Pamela Byrnes-O'Camb, Secretary

RESOLUTION NO.

A RESOLUTION OF THE LOMA LINDA REDEVELOPMENT
AGENCY CALLING FOR A JOINT PUBLIC HEARING WITH
THE CITY COUNCIL ON THE PROPOSED REDEVELOPMENT
PLAN AMENDMENT

WHEREAS, the City Council of the City of Loma Linda by Ordinance No. 591 approved a Redevelopment Plan for the Loma Linda Redevelopment Project (the "Project"); and

WHEREAS, the Redevelopment Agency of the City of Loma Linda (the "Agency") is considering the adoption of an amendment (the "Proposed Amendment") to the Redevelopment Plan, and has prepared a Preliminary Report, as provided for by statute, in connection therewith; and

WHEREAS, pursuant to Sections 33458 and 33355 of the California Health and Safety Code, a joint public hearing of the City Council and the Agency may be conducted at which the adoption of the Proposed Amendment will be considered;

NOW, THEREFORE, the Loma Linda Redevelopment Agency does hereby resolve as follows:

Section 1. The Agency calls for a joint public hearing with the City Council concerning the Proposed Amendment to take place at 7:00 p.m., or as soon thereafter as the matter can be heard, on Tuesday, January 11, 2005 at the City Council Chamber, 25541 Barton Road, Loma Linda, California 92354, or at such other time and place as the City Council may designate.

Section 2. The Executive Director of the Agency is authorized to cause the notice of the joint public hearing to be published in the manner required by law.

PASSED, APPROVED AND ADOPTED this 14th day of December 2004 by the following vote:

Ayes:

Noes:

Absent:

Abstain:

Robert Ziprick, Chairman

ATTEST:

Pamela Byrnes-O'Camb, Secretary